

**CITY OF PORTSMOUTH, NEW HAMPSHIRE  
CONSERVATION COMMISSION**



**MEETING MINUTES  
WEDNESDAY, JUNE 10, 2026, 4 pm  
City Hall Council Chambers, 1 Junkins Ave., Portsmouth**

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For the Zoom recording:

<https://www.youtube.com/live/yqVZPnlkM8k?si=EtvIqw5Q0Q4cIIlI>

- **Meeting called to order at 4:05 pm. Roll Call:**

**MEMBERS PRESENT:** Chair Samantha Collins; Vice Chair Barbara McMillan, Stewart Sheppard, Brian Gibb, Jessica Blasko, Lynn Vaccaro, Oliver Chag

**MEMBERS ABSENT:** Talia Sperduto, Alice Carey

**STAFF PRESENT:** Kate Homet; Environmental Planner

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- **[05:39] Draft Minutes from the May 13, 2026 meeting**

On a motion by Blasko seconded by Vaccaro the Commission voted unanimously to approve the May 13, 2026 minutes as amended to note that on pg. 3, paragraph 5, Blasko might not have been the second.

- **[07:18] New Business: Wetland Conditional Use Permit**

218 Griffin Road, FedEx facility  
Assessor's Map 263 Lot 1-5  
Griffin Road Realty LLC, Owner  
LU-26-78

Drew Olehowski from Haley + Ward appeared to discuss the CUP. The Commission did a site walk on June 3, 2026 to assess the new mobile trailer pad. A 3,000 sf pad will replace the existing asphalt on previously disturbed land. The plan is a 1-2 day process to saw-cut the area and excavate the subbase to make it level before pouring the concrete. The CUP is necessary because the pad is within the 100 ft. line to wetlands.

Blasko, Collins and McMillan inquired about stormwater runoff and any silt that accumulates in the parking lot and whether there are any plans to rework the handling of runoff. Olehowski replied that this project is limited to the concrete

pad.

[16:51] On a motion by Blasko, seconded by Chag, the Commission voted unanimously to approve the CUP for 218 Griffin Road with the following stipulations:

- Please submit plan showing temporary impacts alongside permanent impacts if applicable.
- Applicant shall have wetland delineation stamped, signed and dated by a NH Certified Wetland Scientist.
- Applicant shall delineate vegetated buffer strip on plan set.
- Applicant shall include a note on the plan stating that no construction materials and/or debris shall be left exposed on site and that the construction site shall be swept after construction activities have finished to limit runoff into the wetland.
- It is recommended that the property owner should perform parking lot sweeping at least twice per year as part of annual maintenance to prevent sediment runoff into the wetland.
- In accordance with Section 10.1018.40 of the Zoning Ordinance, applicant shall permanently install wetland boundary markers, which may be purchased through the City of Portsmouth Planning & Sustainability Department. It is recommended that markers be placed just off the pavement outside the proposed fence at 50-foot intervals. Applicant shall show the proposed locations for these markers on the plan set.

- **[19:40] Old Business: STATE WETLAND BUREAU APPLICATION**

REQUEST TO POSTPONE  
Dredge and Fill – Minor Impact  
5 Curriers Cove  
Assessor's Map 204 Lot 14  
Jill & Scott Migliori, Owners

On a motion by McMillan, seconded by Vaccaro, the Commission voted unanimously to postpone discussion of this State Wetlands Bureau Application.

- **Other Business**

- [20:30] Homet asked that the Commissioners who have not already done so reply to her poll to set a work session date to complete their review of the Wetlands Ordinance Article 10 presented by the original working group.

- [22:20] Hamet presented a draft plan (added to Meeting Materials on the meeting page:  
<https://www.portsmouthnh.gov/planportsmouth/events/conservation-commission-61> for a NH DES Coastal Resilience Grant buffer restoration project. There are two sites – one tidal, one freshwater -- in the project, both on City property: a 6000 sf. Plot at the edge of the wetlands at 850 Banfield Road (future site of a parking area for the NH Seacoast Greenway Trail) and a 1500 sf. Plot between Peirce Island Road and the tidal zone, opposite the Outdoor Pool.
  - i. The landscape contractor has drawn up a planting plan featuring the removal of invasives, protection of rare NH species such as marsh elder, dense planting (200-250 plants per site) of non-invasives, planting and maintenance guidelines and plant lists.
  - ii. A key objective of this project is education and outreach – offering information for residents who may want to do similar work on their properties. Hamet is planning links on the website (from Planning & Sustainability pages with a link to the ConCom page), postcards and site signage with a QR code linking to the website. She is also planning training sessions for DPW to explain no-mow areas.
  - iii. The plantings are scheduled for June 23 & 24 – volunteers welcome to plant through the grass to limit soil disturbance. (though Peirce Island may be more difficult; all work is by shovel not heavy equipment. MacMillan suggested that ConCom might host a volunteer day for hands-on instruction and project assistance.
- Vaccaro mentioned that the Coastal Conservation Commission is hosting a roundtable on buffer plantings, Tuesday, July 21.

The meeting adjourned at 4:36 pm.